

1943 Profile of the Manhattanville, Manhattan area

from the 1943 *New York City Market Analysis*



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MANHATTAN 17

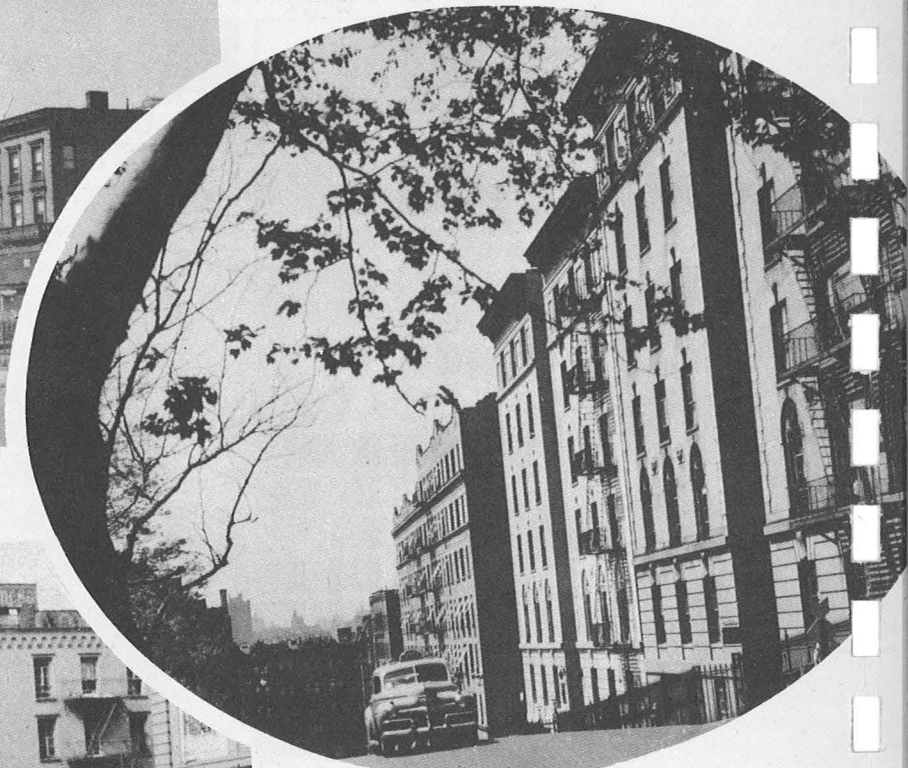
Manhattanville



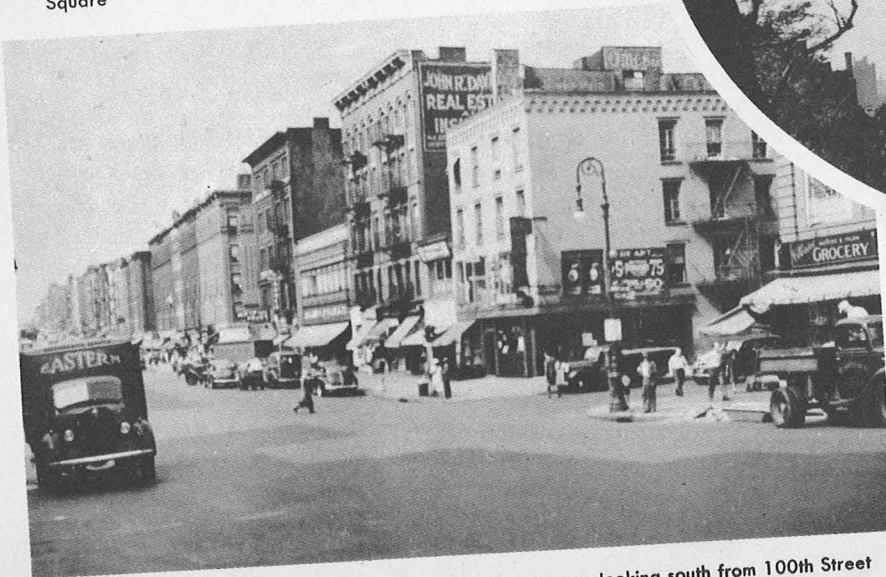
Morningside Avenue looking north from West 122nd Street



St. Nicholas Avenue looking southwest across Hancock Square



Looking southwest down St. Nicholas Terrace from West 130th Street



Columbus Avenue looking south from 100th Street

NEW YORK CITY MARKET ANALYSIS

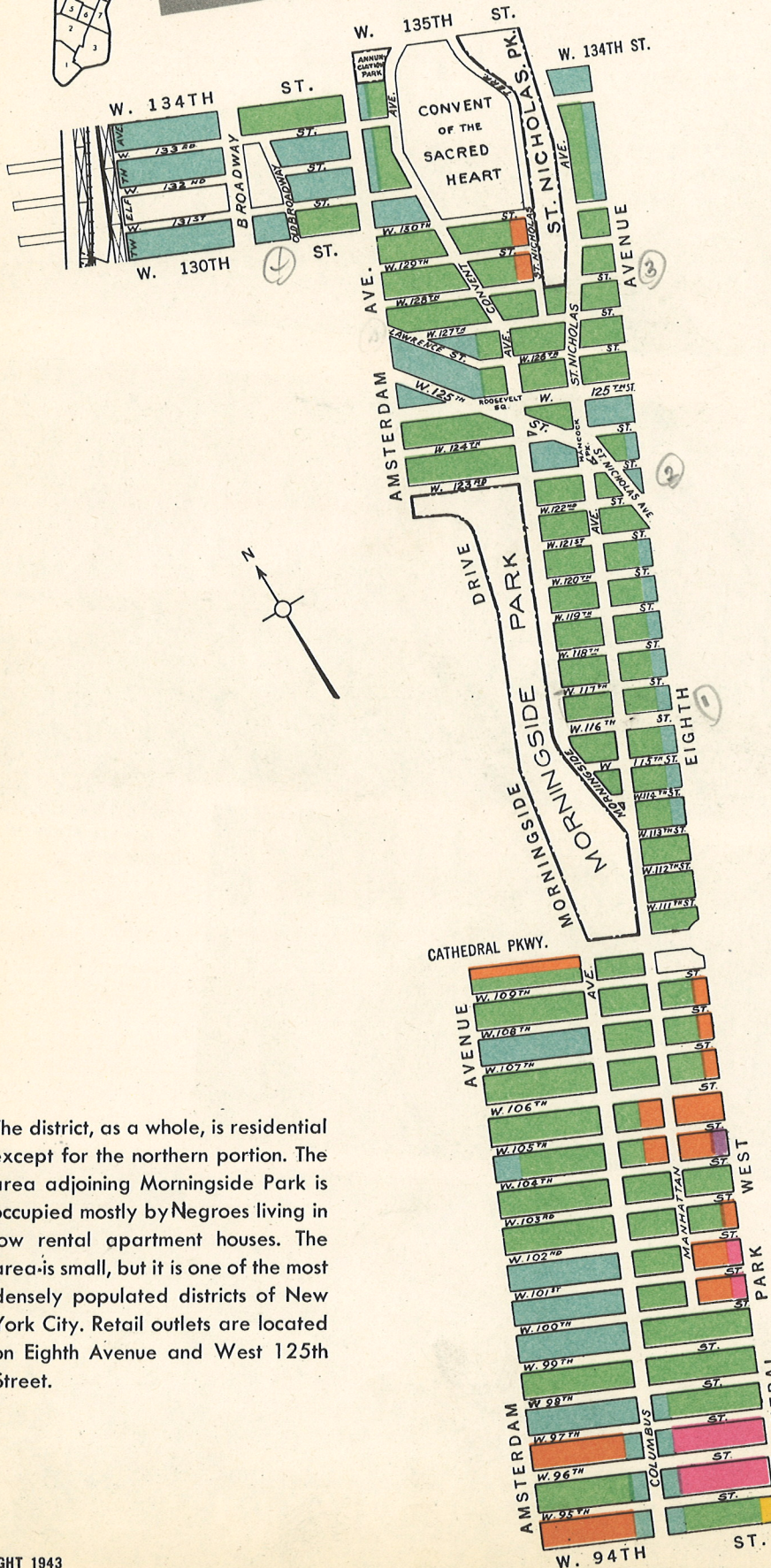
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MANHATTAN

17

Manhattanville

HUDSON RIVER



The district, as a whole, is residential except for the northern portion. The area adjoining Morningside Park is occupied mostly by Negroes living in low rental apartment houses. The area is small, but it is one of the most densely populated districts of New York City. Retail outlets are located on Eighth Avenue and West 125th Street.

POPULATION 99,534
(larger than Evansville, Ind.)
Native white 47,345
Foreign-born white 24,564
Negro 27,171
Other races 454

Negroes along Morningside Park; south of Cathedral Parkway are numerous Irish, and some Germans.

FAMILIES 29,136
—owner families 143
—tenant families 28,993

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

| Rental | Expenditure | |
|------------|---------------|--------|
| \$150 & up | \$10,000 & up | 240 |
| 100-149 | 6,000-9,999 | 692 |
| 75- 99 | 4,500-5,999 | 1,049 |
| 50- 74 | 3,000-4,499 | 3,855 |
| 30- 49 | 1,800-2,999 | 14,211 |
| 40- 49 | 2,400-2,999 | 4,454 |
| 30- 39 | 1,800-2,399 | 9,757 |
| Under 30 | Under 1,800 | 8,946 |
| Unknown | | 143 |

Median family expenditure . \$2,141
Average family expenditure . \$2,501

RESIDENTIAL STRUCTURES . 2,486
—one-family houses 218
—two-family houses 49
—three-or-more-family houses . 2,219